

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Somerset County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$9,119,389**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:				PJs in State: 27		
% of Funds Committed	100.00 %	91.13 %	1	92.82 %	100	100
% of Funds Disbursed	97.89 %	81.36 %	1	82.38 %	98	99
Leveraging Ratio for Rental Activities	3.25	4.44	19	4.55	46	40
% of Completed Rental Disbursements to All Rental Commitments***	78.16 %	85.57 %	22	80.69 %	18	23
% of Completed CHDO Disbursements to All CHDO Reservations***	54.27 %	65.31 %	19	67.01 %	25	25
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	96.97 %	82.85 %	1	79.23 %	80	85
% of 0-30% AMI Renters to All Renters***	88.89 %	44.34 %	1	44.47 %	94	96
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	96.97 %	95.80 %	16	93.93 %	35	39
Overall Ranking:			In State: 6 / 27	Nationally:	81	84
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$34,320	\$26,611		\$24,984	99 Units	33.30 %
Homebuyer Unit	\$15,178	\$16,432		\$14,192	85 Units	28.60 %
Homeowner-Rehab Unit	\$29,231	\$14,952		\$20,036	15 Units	5.10 %
TBRA Unit	\$13,027	\$7,702		\$3,164	98 Units	33.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerset County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$79,769	\$90,307	\$27,770
State:*	\$96,508	\$90,538	\$16,962
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	62.5	51.2	60.0	5.1
Black/African American:	26.0	30.0	33.3	4.1
Asian:	0.0	2.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	8.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	6.7	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	2.5	0.0	39.8

ETHNICITY:

Hispanic	10.4	13.8	0.0	42.9
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HOUSEHOLD SIZE:

1 Person:	61.5	43.8	33.3	20.4
2 Persons:	14.6	22.5	26.7	23.5
3 Persons:	11.5	22.5	6.7	16.3
4 Persons:	8.3	11.3	26.7	18.4
5 Persons:	2.1	0.0	0.0	16.3
6 Persons:	2.1	0.0	0.0	2.0
7 Persons:	0.0	0.0	0.0	3.1
8 or more Persons:	0.0	0.0	6.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	47.9	46.3	13.3	26.5
Elderly:	17.7	0.0	33.3	3.1
Related/Single Parent:	28.1	36.3	13.3	46.9
Related/Two Parent:	2.1	13.8	40.0	23.5
Other:	4.2	3.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	50.0	0.0 [#]
HOME TBRA:	0.0	
Other:	27.1	
No Assistance:	22.9	

of Section 504 Compliant Units / Completed Units Since 2001 83

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerset County Consortium


State: NJ

Group Rank: 81
(Percentile)

State Rank: 6 / 27 PJs

Overall Rank: 84
(Percentile)

Summary: 1 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	78.16	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	54.27	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	96.97	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.79	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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